

Barns at Naish Farm

SITE DESCRIPTION

The buildings offered are the former Bee Shack and a barn associated with the current on site bakery. The Bee Shack building is associated with the bakery and is on a flat site on the crest of a hill, exposed to the south east on the edge of the farmyard associated with Naish Farm.

The stone barn is on a slightly sloping site amongst a collection of buildings of different styles and structures which are generally low rise adjoining a large agricultural barn on a hill top location.

PROPOSED USE

Open

ACCESS

Existing access point is a single track road off Stony Lane.

ENVIRONMENT AND LOCAL FEATURES

It was difficult to make a clear assessment of the stone barn at this stage due to the amount of temporary structures (storage containers etc) associated with the Bakery operation. Impact on the setting of Naish Farm, a Grade II* Listed Building, is likely to be a key consideration

TRANSPORT DEVELOPMENT LIAISON

Development on the site of Naish Farm Barns could be okay if visibility splays can be provided (2.4m by 43m in each direction)

OTHER

The current use associated with the Bakery may relocate to the recently approved scheme adjoining Vale View.

OVERALL SUMMARY

Rated as an Amber Site (scores average against initial selection criteria)

Plus Points

The removal and possible replacement of some of the buildings could improve the setting of the Listed building

Possible Concerns

Impact on the setting of a Grade II* listed building
Impact on distant views due to the elevated nature of the site
Limited (single track) access – although currently supports employment use and vehicle movements

Mitigation measures proposed

More work is required on this site to understand any heritage issues and the situation once current bakery use is relocated